



Platted | Ready to Develop

Property at a Glance

- Walmart anchored with Circle K and Golden Chick
- Great location for automotive, fast food, car wash and self storage, with traffic light at corner
- As many as 18,000 additional jobs and 7.9 million SF have been added to Fort Sam Houston | 1.6 million SF HEB “Super Regional Grocery Warehouse” under construction on Foster Road near IH-10 | 180,000 SF XPO Logistics warehouse under construction near IH-10 and Foster Road | NRP building 2nd phase of 321 multifamily units in immediate area | 4,500 new homes to be added to trade area

Demographics	1 mile	3 mile	5 mile
Estimated Population	19,967	71,371	176,287
Estimated Households	6,078	22,828	58,988
Avg. Household Income	\$65,244	\$62,242	\$64,295
Daytime Population	1,490	18,365	59,708

Year: 2019 | Esri

Traffic Counts	CPD
Foster Road	18,869
Binz Engleman Road	11,379

Year: 2015 | Bexar County

DISCLAIMER
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Walmart Pad Sites Foster Road and Summerfest San Antonio, Texas

Available

1.06 - 3.89 acre platted lots

Pricing

\$5.00 - \$15.00 psf

Zoning

Commercial, Bexar County

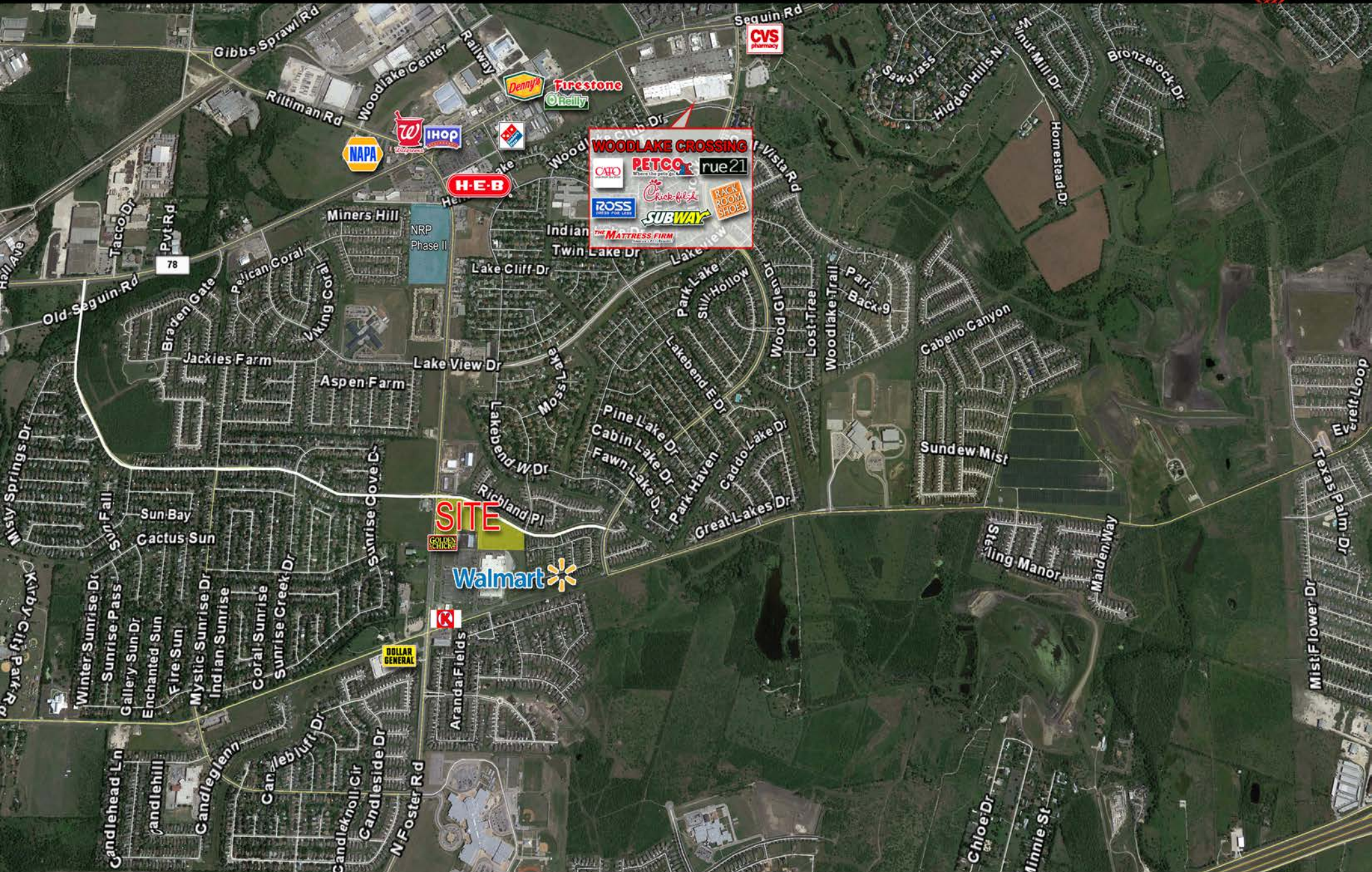
Guyla Sineni

Vice President
+1 210 839 2021

guyula.sineni@am.jll.com



San Antonio, TX
Foster Road Walmart

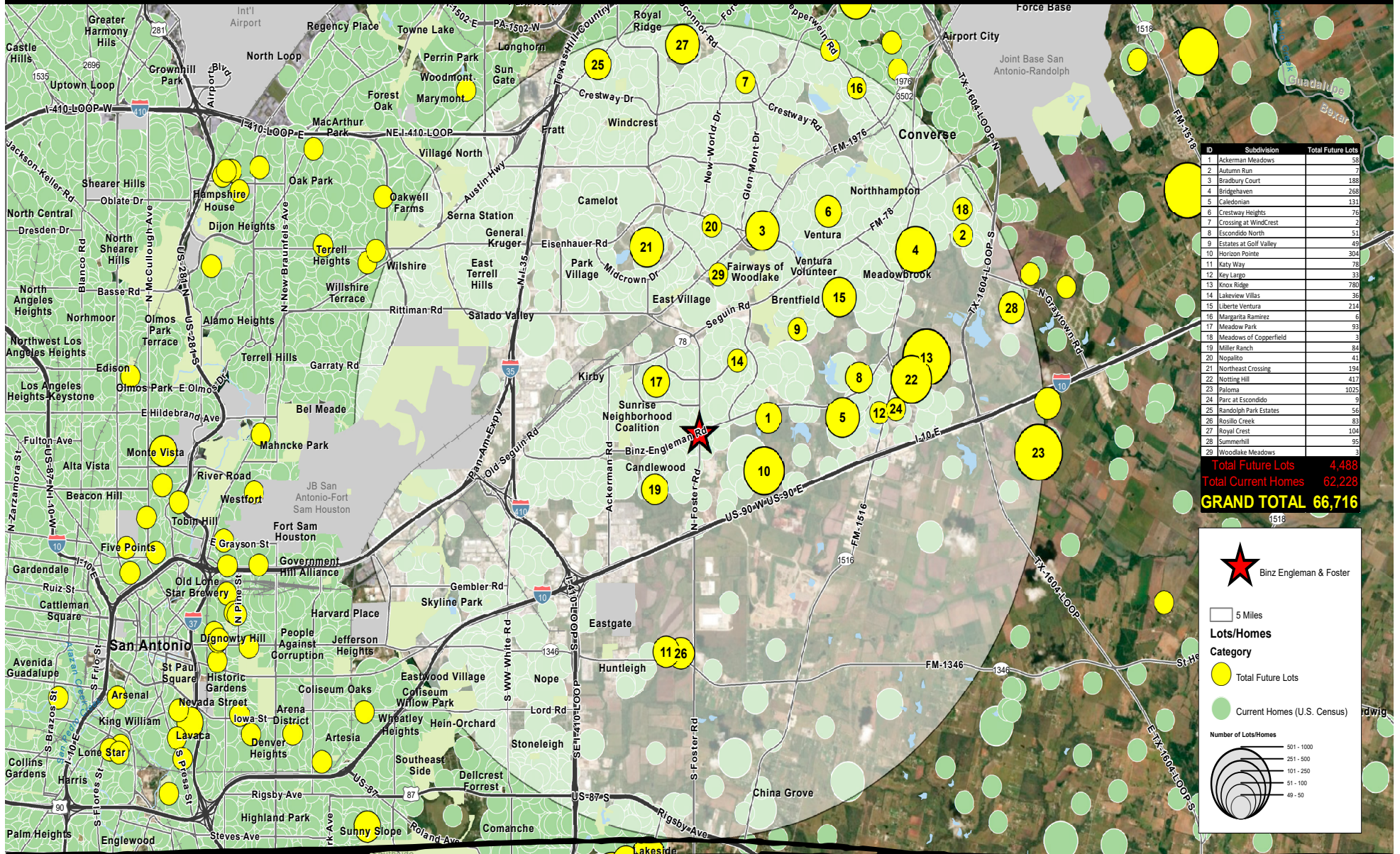


Housing Growth Aerial

San Antonio, TX

Housing Growth (Residential Strategies)

Date: 9/11/2019



ID	Subdivision	Total Future Lots
1	Ackerman Meadows	58
2	Autumn Run	7
3	Bradbury Court	188
4	Bridgehaven	268
5	Caledonian	131
6	Crestway Heights	76
7	Crossing at WindCrest	2
8	Escondido North	52
9	Estates at Golf Valley	49
10	Horizon Pointe	304
11	Katy Way	78
12	Key Largo	33
13	Knox Ridge	780
14	Lakeview Villas	36
15	Liberte Ventura	214
16	Margarita Ramirez	6
17	Meadow Park	93
18	Meadows of Copperfield	3
19	Miller Ranch	84
20	Nopalito	41
21	Northeast Crossing	194
22	Notting Hill	417
23	Paloma	1025
24	Parc at Escondido	9
25	Randolph Park Estates	56
26	Rosillo Creek	83
27	Royal Crest	104
28	Summerhill	95
29	Woodlake Meadows	3

Total Future Lots 4,488
 Total Current Homes 62,228
GRAND TOTAL 66,716

Binz Engleman & Foster

5 Miles

Lots/Homes Category

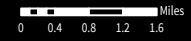
- Total Future Lots
- Current Homes (U.S. Census)

Number of Lots/Homes

- 501 - 1000
- 251 - 500
- 101 - 250
- 51 - 100
- 49 - 50

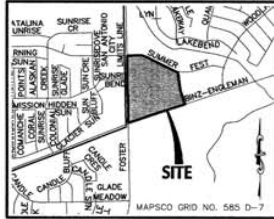


Data contained herein was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and claims no responsibility for errors and/or omissions. Performance and/or pricing data is provided as example only.



VICINITY MAP

SCALE: 1" = 2000'



SITE

MAPSCO GRID NO. 585 D-7

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING R.O.W. LINES
- - - EXISTING EASEMENTS
- - - 871 - PROPOSED CONTOUR LINE
- - - 871 - EXISTING CONTOUR LINE
- 5/8" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND WITH "BPI" CAP (UNLESS NOTED)
- ▲ NAIL FOUND
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- B.S.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- G.E.T.C. GAS, ELECTRIC, TELEPHONE AND CABLE T.V.
- P.R.B.C.T. PLAT RECORDS, BEXAR COUNTY, TEXAS
- R.P.R.B.C.T. REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- D.P.R.B.C.T. DEED PLAT RECORDS, BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
- (---) RECORD INFORMATION
- (R) RADIAL

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND DRECTING PIPES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LINES ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NO.	BEARING	DISTANCE
L1	N18°39'28"W	51.94
L2	N72°43'37"E	95.00
L3	N72°08'46"E	133.12
L4	N71°41'11"E	115.67
L5	N72°22'09"E	129.51
L6	N70°33'19"E	124.62
L7	N71°45'50"E	115.32
L8	N71°43'25"E	112.04
L9	N71°33'04"E	108.95
L10	N71°36'44"E	108.77
L11	N71°16'11"E	114.00
L12	N72°11'17"E	82.86
L13	N71°20'32"E	133.30
L14	N18°21'58"W	12.04
L15	N71°38'02"E	108.77
L16	S18°21'58"W	11.86
L17	N71°20'32"E	12.56
L18	S18°21'58"W	80.56
L19	S71°38'07"W	16.00
L20	N18°21'58"W	12.00
L21	S00°00'00"E	22.00
L22	N90°00'00"E	8.00
L23	S00°00'00"E	18.00
L24	N90°00'00"W	22.00
L25	N90°00'00"W	12.00
L26	N90°00'00"E	18.00
L27	N90°00'00"E	12.00
L28	N90°00'00"E	8.00
L29	N121°14'57"E	81.00
L30	N90°00'00"E	6.00
L31	S00°00'00"E	5.00
L32	N90°00'00"W	5.00
L33	S131°14'57"W	82.34
L34	N90°00'00"E	12.00
L35	N90°00'00"E	12.00
L36	S00°00'00"E	12.00
L37	N18°39'28"W	12.00
L38	N71°20'32"E	23.00
L39	N18°39'28"W	12.00
L40	S79°14'21"E	7.68

NO.	LENGTH	RADIUS	DELTA
C1	78.607	370.007	131°43'
C2	100.84	370.007	153°49'
C3	18.00	370.007	02°28'54"
C4	69.00	35.007	100°05'54"

OWNER/DEVELOPER:
ISRAEL FOGEL
35 FOSTER INVESTMENTS, INC.
10033 NW MILITARY HWY.
SAN ANTONIO, TX 78231
210-344-9200

OWNER/DEVELOPER (LOTS 1 & 7):
BRIAN HOOPER
WAL-MART REAL ESTATE BUSINESS TRUST
2001 SE 10TH STREET
BENTONVILLE, AR 72716
479-204-2508

STATE OF TEXAS
COUNTY OF BENTON
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT IN AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WAL-MART REAL ESTATE BUSINESS TRUST
2001 SE 10TH STREET
BENTONVILLE, AR 72716

BY: *[Signature]*
BRIAN HOOPER
VP REAL ESTATE - CENTRAL

STATE OF TEXAS
COUNTY OF BENTON
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN HOOPER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF April, A.D. 2012.

[Signature]
LIBBA GARCIA
NOTARY PUBLIC-STATE OF TEXAS
10003 NW MILITARY HWY.
SAN ANTONIO, TX 78231
Commission # 1238974

PLAT NO. 120109

SUBDIVISION PLAT ESTABLISHING
FOSTER SHOPPING CENTER

348444 ACRES OF LAND LOCATED IN THE J.L. SCHOONOVER SURVEY, NO. 32L COUNTY BLOCK 809L, BEXAR COUNTY, TEXAS AND FURTHER BEING THAT SAME TRACT OF LAND AS DESCRIBED IN VOL. 2142, PG. 1838, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

0 150 300
75 225
GRAPHIC SCALE: 1" = 150'

DA
Doucet & Associates, Inc.
7401-B Hwy. 71 West, Suite 140
Austin, TX 78735. Phone: (512) 583-2600 Fax: (512) 583-2601
www.doucetandassociates.com

AUSTIN, TEXAS • 1006-NORTHWAY PARKWAY • ROSELLE, CALIFORNIA

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT IN AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

35 FOSTER INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: 35 FOSTER MANAGEMENT, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER,
10033 NW MILITARY HWY.
SAN ANTONIO, TX 78231

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF April, A.D. 2012.

[Signature]
LIBBA GARCIA
NOTARY PUBLIC-STATE OF TEXAS
10003 NW MILITARY HWY.
SAN ANTONIO, TX 78231
Commission # 1238974

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF April, A.D. 2012.

[Signature]
MARIA A. ADAMS
NOTARY PUBLIC

CERTIFICATION OF APPROVAL:
THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF FOSTER SHOPPING CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 2012.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. _____ AT _____ M. IN THE BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF THE OFFICE, THIS _____ DAY OF _____, A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

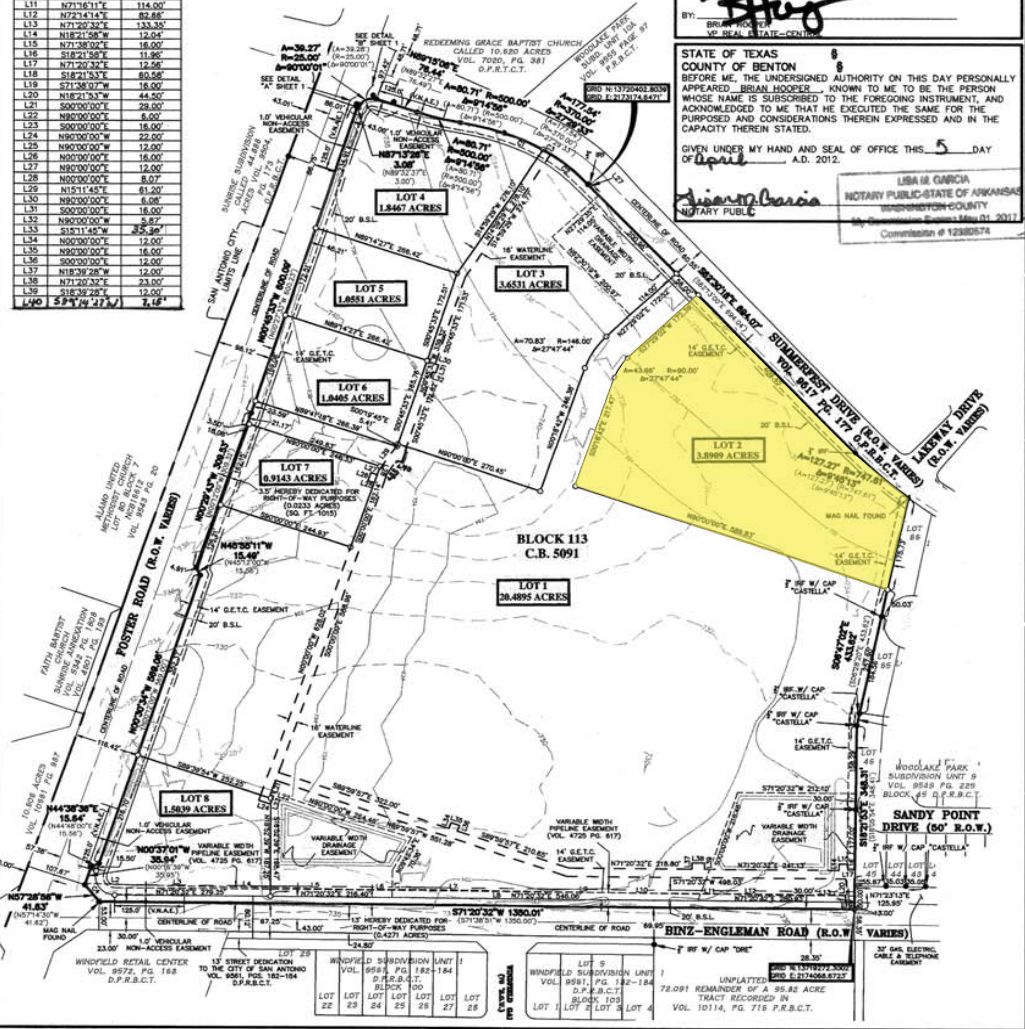
SHEET 2 OF 2

STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature] 4/9/12
ROBERT J. SMITH, P.E., NO. 106319
DOUCET & ASSOCIATES, INC.
7401-B HWY. 71 W, SUITE 160
AUSTIN, TX 78735

STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DOUCET & ASSOCIATES.

[Signature] 4/9/12
SYDNEY SMITH XINOS, R.P.L.S., NO. 5361
DOUCET & ASSOCIATES, INC.
7401-B HWY. 71 W, SUITE 160
AUSTIN, TX 78735





JLL Demographic Summary

6290-6298 Binz-Engleman Rd
 6290-6298 Binz-Engleman Rd, San Antonio, Texas, 78244
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.46306
 Longitude: -98.35943

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,929	42,360	122,754
2010 Total Population	15,855	58,774	153,917
2019 Total Population	19,967	71,371	176,287
2024 Total Population	21,971	77,670	189,172
2019-2024 Annual Rate	1.93%	1.71%	1.42%
Total Households	6,078	22,828	58,988
Data for all businesses in area			
Total Businesses:	122	1,168	4,112
Total Employees:	1,490	18,365	59,708
Total Residential Population:	19,967	71,371	176,287
Employee/Residential Population Ratio:	0.07:1	0.26:1	0.34:1
Labor Force By Occupation - White Collar	56.4%	51.8%	54.1%
Labor Force By Occupation - Blue Collar	22.3%	23.6%	22.5%
Median Age			
2019 Median Age	30.6	31.9	33.9
Median Household Income			
2019 Median Household Income	\$57,528	\$52,918	\$52,085
2024 Median Household Income	\$63,265	\$57,308	\$57,009
2019-2024 Annual Rate	1.92%	1.61%	1.82%
Average Household Income			
2019 Average Household Income	\$65,244	\$62,242	\$64,295
2024 Average Household Income	\$74,191	\$70,486	\$73,445
2019-2024 Annual Rate	2.60%	2.52%	2.70%
Per Capita Income			
2019 Per Capita Income	\$19,910	\$19,922	\$21,715
2024 Per Capita Income	\$22,546	\$22,451	\$24,706
2019-2024 Annual Rate	2.52%	2.42%	2.61%
2019 Population 25+ by Educational Attainment			
Total	12,014	43,832	112,427
Less than 9th Grade	6.4%	5.9%	5.7%
9th - 12th Grade, No Diploma	7.2%	8.8%	8.3%
High School Graduate	24.4%	25.2%	23.9%
GED/Alternative Credential	4.2%	4.6%	5.1%
Some College, No Degree	33.2%	28.8%	27.7%
Associate Degree	9.7%	9.9%	10.2%
Bachelor's Degree	9.9%	11.3%	12.6%
Graduate/Professional Degree	5.1%	5.5%	6.5%
2019 Population by Sex			
Males	9,495	34,276	84,698
Females	10,472	37,095	91,589
2019 Population by Race/Ethnicity			
Total	19,966	71,371	176,287
White Alone	44.8%	47.2%	52.1%
Black Alone	29.2%	27.8%	25.9%
American Indian Alone	0.9%	1.0%	0.9%
Asian Alone	3.0%	3.1%	3.0%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	16.7%	15.4%	12.9%
Two or More Races	5.0%	5.1%	4.8%
Hispanic Origin	53.3%	51.8%	47.3%
Diversity Index	85.6	84.9	83.0



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Guyla Sineni	181273	guyla.sineni@am.jll.com	210-839-2021
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------